

**A METHOD AND APPARATUS FOR A MORTGAGE LOAN  
ORIGINATOR COMPLIANCE ENGINE**

**ABSTRACT OF THE DISCLOSURE**

5

The automated compliance engine of the present invention uses the Federal, State, local and professional regulations and requirements and implementing instructions to generate a plurality of tasks which can be used to control and drive the process of handling a mortgage loan application to completion and to monitor the completion of the tasks in order to generate a Completion Certificate. Mortgage loan requestors may specify that the system will generate the plurality of required tasks, provide the plurality of required tasks to the requestor for his execution, and monitor the completion of all required tasks so as to provide a completion certificate to the requestor. Alternatively, loan requestors may specify that the automated compliance engine will generate the plurality of required tasks, will transfer the required tasks to other systems qualified to manage and control the execution of the required tasks, and the compliance engine will monitor the completion of all required tasks so as to provide a completion certificate to the requestor.

10

15

20

25